



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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From: Jonathan Best <Jonathan.Best@arun.gov.uk>
Sent: 10 January 2025 15:56
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: AL/137/24/RES

Land rear of Meadow Way including 24 Meadow Way Westergate.

I have reviewed this application with regards to ecology and Biodiversity Net Gain.

The site is within the Singleton and Cocking SAC 1200m HRA buffer. An appropriate assessment is required.

Conditions 4 and 26 of APP/C3810/W/23/3323858 relating to AL/178/22/OUT are relevant to this application.

The Biodiversity Net Gain Assessment demonstrates the following results:

There is a calculated **net gain of +0.99 BU for area habitats, equivalent to +12.05%**, associated with the current development proposals.

There is a calculated **net gain of +0.84 BU for linear habitats, equivalent to +15.86%**, associated with the current development proposals.

The BNG post development habitats consist of a mix of habitats that will benefit biodiversity, including grassland, scrub, SUDs and urban trees.

The BNG Habitat management and monitoring plan is acceptable and meets the requirements of condition 4 (vi).

Biodiversity Enhancement Strategy

The details provided in the Biodiversity Enhancement Strategy are sufficient to meet the requirements of Condition 4 (Viii).

Regarding the soft landscaping will a soil assessment be undertaken to establish the best wildflower mix for the site?

Also, for GT3, EM5F mix may be better than EM5 as the grasses will colonise naturally.

The native hedgerow mix includes bramble I advise replacing bramble with holly as it is highly likely bramble will self-set quite quickly.

The proposed remaining species mixes are fine.

Lighting

The details provided in the PEA addendum and the lighting plans is sufficient to meet the requirements of Condition 4 (iv)

Reptiles

A 'good' population of slow worms, with a single juvenile grass snake identified on site during the 2022 surveys.

Due to the small amount of suitable reptile habitat to be removed, a full translocation is not considered necessary however the implementation of Reasonable Avoidance Measures (RAMs) on suitable areas of habitat will ensure no reptiles are harmed during site clearance. This approach was agreed as part of the outline consent.

In addition to the RAMs, the retained boundary features should be protected by Heras fencing which would serve as a visual and physical barrier to protect these features from construction related encroachment and consequent accidental impacts during the construction stage.

6 log piles are proposed in the ecological enhancement strategy. It is advised that three log piles are replaced by reptile hibernacula.

The proposed reptile mitigation strategy is acceptable and is sufficient to meet the requirements of Condition 4 (vi).

I advise the following conditions:

ECOBAT2 – 20 bat tubes/bricks

ECOBIRD2 – 45 universal nesting bricks

ECOBEE1 – 12 bee bricks on southern facing buildings.

PCBNGMON1

Regards,

Jonathan Best MCIEEM
Ecology Officer, Planning Policy

T: 01903 737579
E: jonathan.best@arun.gov.uk

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